



Connells

Wimpole Road
Barton

Wimpole Road,
Barton, CB23 7AE

For Sale Guide Price
£950,000 - £975,000



This exceptional property is surrounded by country views, offering a grand kitchen diner, bi-fold doors opening onto a generous garden hosting a pool house with living accommodation and under floor heating. A spacious dual aspect lounge with log burner accommodates all.

Entrance Hall

Window to front, fitted mat, two double built in storage cupboard, under stairs cupboard, stairs to first floor accommodation, solid wood floor, Internet point.

Kitchen/Diner

21' 2" Max x 24' 3" Max (6.45m Max x 7.39m Max)

Two windows to front, Gloss fitted kitchen with a range of wall and base units, complementary work surface, two stainless steel sinks, six burn electric hob, two electric oven, cooker hood, tiled splash back, integrated dishwasher, space for fridge/freezer, tiled flooring, spot lights, two doors to entrance hall, french door to rear.

Lounge

15' 2" x 28' (4.62m x 8.53m)

Window to side, double doors into hallway, heat control, log burner, television point, bi fold doors to rear, two radiator.

Study

9' 9" x 5' 11" (2.97m x 1.80m)

Window to side, fitted desk, solid wood flooring.

Bedroom Four / Playroom

11' 10" x 11' 10" (3.61m x 3.61m)

Under floor heating, solid wood flooring.

Shower Room

Window to side, waterfall shower, wash hand basin, WC, tiled flooring, fully tiled, central heated towel rail, spot lights, built in cupboard.

Landing

Stairs to entrance hall, restricted head height.

Bedroom One

15' 6" x 19' 10" Max (4.72m x 6.05m Max)

Juliet balcony to rear, velux window to , two double door wooden built in wardrobes and fitted chest draws, radiator, restricted head height.

Bedroom Two

15' 2" x 10' 11" Max (4.62m x 3.33m Max)

Velux window to side, built in wardrobes, radiator, restricted head height.

Bedroom Three

9' 10" x 13' 4" Max (3.00m x 4.06m Max)

Two velux windows to side, radiator, restricted head height.

Bathroom

Window to side, wood effect flooring, built in cupboards, free standing bath, separate shower, tiled walls.

Garage

Single garage with up and over door, light and power.

Utility Room

8' 2" x 9' 9" (2.49m x 2.97m)

Window to rear, work surface, sink with drainer, plumbing for washing machine, space for tumble dryer, spot lights.

Shower Room

9' 9" x 3' 10" (2.97m x 1.17m)

Access provided through the utility room, with window to side, Wet room style, shower, spot lights.

Pool House Offering

Bedroom

19' 3" x 12' (5.87m x 3.66m)

Window to back, wood flooring, under floor heating, patio doors to pool and patio, power , spot light.

Gym

11' 9" x 11' 11" (3.58m x 3.63m)

Ladder access, patio door to pool, wood flooring.

Kitchenette

4' 4" x 6' 10" (1.32m x 2.08m)

Sink with two cupboard, work surface, two door floating cupboard, tiled flooring.

Shower Room

2' 6" x 6' 10" (0.76m x 2.08m)

WC, shower cubicle.

Front Garden

Gravelled drive, with gated entrance.

Rear Garden

Fence enclosed, decking area, laid to lawn, picket fence divide leading to pool area, heated swimming pool with cover, lavender border, shed, greenhouse, mature walnut tree, assortment of fruit trees.

Outbuilding

16' 2" x 9' 2" (4.93m x 2.79m)

Shed with power, restricted head height.

Parking

Ample driveway parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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Tenure: Freehold



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